



File #: 260011

ORDINANCE NO. 260011

Authorizing condemnation and taking of private property interests for public use for Street Right of Way purposes, and for Permanent Drainage Easements, Permanent Trail Easements, and Temporary Construction Easements for the construction, location and maintenance of the “N.E. Vivion Road Streetscape Project,” Project No. 89008267, in Kansas City, Clay County, Missouri; providing for the payment of just compensation therefore; authorizing continued negotiations and purchase by the Director of the Department of Public Works; authorizing the filing of the petition for condemnation by the City Attorney on behalf of the City; and directing the City Clerk to record this ordinance in the office of the Recorder of Deeds for Clay County, Missouri.

WHEREAS the Council finds that the property interests herein described must be condemned for public use for the “N.E. Vivion Road Streetscape Project” project, and associated improved intersections, drive approaches, and infrastructure in Kansas City, Clay County, Missouri; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the property interests herein described are hereby authorized to be condemned and taken for public use in and upon the land hereinafter described for Project No. 89008267, “N.E. Vivion Road Streetscape Project,” including any necessary structures or appurtenances, all in Kansas City, Clay County, Missouri.

Section 2. Said improvements shall be of the nature described and specified in, and shall be done in accordance with, the plans and specifications certified under the supervision of the Director of the Department of Public Works, the same being on file in the Office of the Director of the Department of Public Works and being incorporated herein by reference.

Section 3. That the properties obtained by condemnation shall be used by the City of Kansas City as street right of way, permanent drainage easements, permanent trail easements, and temporary construction easements for the location of improvements and utilities to be constructed therein including any necessary appurtenances to it; and Kansas City or its authorized agents, employees or independent contractors, and with Kansas City permission, utility companies franchised to operate in Kansas City, Missouri and their authorized agents, employees or independent contractors shall have the right to enter in or authorize the entry in and upon said properties for the purpose of constructing, reconstructing, maintaining, operating and repairing the following said improvements and utilities:

Street Right-of-Way:

The Street Right-of-Way shall be taken and used by Kansas City, Missouri for the location, construction and maintenance of public right of way in connection with N.E. Vivion Road and associated improved intersections, and other infrastructure to be constructed therein, including any necessary appurtenances thereto; and Kansas City, Missouri shall have the right to enter in or authorize the entry in and upon said right of way for the purpose of locating, constructing, reconstructing, maintaining, operating and repairing said improvements or making connections thereto.

Permanent Drainage Easements:

The Permanent Drainage Easement shall be taken and used by Kansas City for the location, construction and maintenance of storm drainage infrastructure to be constructed therein, including any necessary appurtenances thereto; and Kansas City, Missouri shall have the right to enter in or authorize the entry in and upon said permanent drainage easements for the purpose of locating, constructing, reconstructing, maintaining, operating and repairing said improvements or making connections thereto.

By the granting of this easement, it shall not be construed to prohibit the Grantor from developing any adjoining property, or from the enjoyment and use of the property from which said easement is taken; provided, however, said easement shall be kept free from additional depth of overburden, buildings, and any other structure or obstruction (except grasses and shrubs) which will interfere with free flow of water over, through and across the easement and that portion of the storm drainage system there in; or with the Grantee in entering upon said adjacent land and easement for the purpose of laying, constructing, reconstructing, operating, repairing, improving, and maintaining said storm drainage structure and its appurtenances

The Grantee shall cause the surface of lands lying within this easement to be restored to substantially the same physical condition that existed at the time the Grantee or its agents entered upon it, subject to the aforementioned conditions, and with the exception of any appurtenances to said storm drainage improvement that may need to be upon said surface.

Permanent Trail Easements:

The Permanent Trail Easements shall be taken and used by Kansas City, Missouri for pedestrian right-of-way, and for the location, construction and maintenance of a bicycle and pedestrian trail to be constructed therein, including any necessary appurtenances thereto; and Kansas City shall have the right to enter in or authorize the entry in and upon said permanent trail easements for the purpose of

locating, constructing, reconstructing, maintaining, operating and repairing said improvements or making connections thereto.

Said Permanent Trail Easements are hereby acquired, under the conditions of RSMo 258.100, for public use and is part of the Metro Green regional recreational trails/greenway system and shall include the rights to clear, cut, fell, remove, and dispose of any and all timber, trees, underbrush, and/or other obstructions there from, to grade, excavate, cut away, and remove any of said land and to replace thereon other material, to construct and maintain the greenway system for trails for walking, running, bicycling, and other recreational purposes; and for such other purposes as may be required in connection with said work of improvement: reserving, however to the owners, their heirs and assigns, all such rights and privileges as may be used without interfering with or abridging the rights and easement hereby established.

Temporary Construction Easements (5) Years:

The Temporary Construction Easements shall be taken and used by Kansas City for the location, construction and maintenance of public right of way, pedestrian right of way, storm drainage systems, and permanent trails, in connection with N.E. Vivion Road and associated improved intersections, and other infrastructure to be constructed therein, including any necessary appurtenances thereto; and Kansas City shall have the right to enter in or authorize the entry in and upon said right of way for the purpose of locating, constructing, reconstructing, maintaining, operating and repairing said improvements or making connections thereto as well as for grading and sloping, construction of driveway and sidewalk pavements, removal and replacement of fencing, removal of trees and shrubbery, utility construction work, the storage of materials, the operation of equipment, and the movement of a working force, in connection with said construction project.

Grantee shall cause the surface of lands lying within said temporary easement to be restored to substantially the same physical condition that existed at the time the Grantee or its agents entered upon it, and said temporary easement shall terminate 5 years from the date this document is recorded by the Recorder of Deeds in the county in which the lands are located, or upon completion and acceptance of the improvements by the Director of Public Works.

Section 4. That said property interests are hereby authorized condemned and taken for public use and are described as follows:

Tract No. 1

Right-of-Way:

A parcel of land over a part of Lot 3, Northgate, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by

Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 10, 2024, as follows:

BEGINNING at the Northeast corner of said Lot 3, said point being the intersection of the West right of-way line of North Highland Avenue and the South right-of-way line of N.E. Vivion Road, as both streets are now established; thence South 14 degrees 58 minutes 04 seconds West, on said West right-of-way line, a distance of 43.61 feet, to a point; thence North 00 degrees 42 minutes 48 seconds West, departing said West right-of-way line, a distance of 42.13 feet, to a point on said South right-of-way line, said point being the beginning of a non-tangent curve; thence in an Easterly direction, on a curve to the left, whose initial tangent bears South 89 degrees 51 minutes 43 seconds East, having a radius of 1,950.08 feet, through a central angle of 00 degrees 20 minutes 47 seconds, an arc distance of 11.79 feet, to the POINT OF BEGINNING, containing 248 square feet or 0.0057 acres, more or less.

Temporary Construction Easement (5) Years:

A parcel of land over a part of Lot 3, Northgate, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 10, 2024, as follows:

COMMENCING at the Northeast corner of said Lot 3, said point being the intersection of the West right of-way line of North Highland Avenue and the South right-of-way line of N.E. Vivion Road, as both streets are now established; thence South 14 degrees 58 minutes 04 seconds West, on said West right-of-way line, a distance of 43.16 feet, to a point being on the South line of an irregular shaped bicycle/pedestrian easement as recorded in Book 5447 at Page 179, said point also being the POINT OF BEGINNING; thence North 89 degrees 14 minutes 06 seconds West, departing said West right-of-way line and said South line, a distance of 22.28 feet, to a point; thence North 00 degrees 43 minutes 47 seconds East, a distance of 42.00 feet, to a point on said South right-of-way line, said point being the beginning of a non-tangent curve; thence in an Easterly direction, on a curve to the left, whose initial tangent bears South 89 degrees 14 minutes 18 seconds East, having a radius of 1,950.08 feet, through a central angle of 00 degrees 37 minutes 25 seconds, an arc distance of 21.22 feet, to a point; thence South 00 degrees 42 minutes 48 seconds East, departing said South right-of-way line, a distance of 42.13 feet, to the POINT OF BEGINNING, containing 915 square feet or 0.0210 acres, more or less.

Tract No. 2

Right-of-Way:

A parcel of land over a part of Lot 1, Block 2, Hiland Park, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 10, 2024, as follows:

BEGINNING at the Southeast corner of said Lot 1, said point being the intersection of the West right of-way line of North Highland Avenue and the North right-of-way line of N.E. Vivion Road, as both streets are now established, said point being the beginning of a non-tangent curve; thence in a Westerly direction, on said North right-of-way line and on a curve to the right, whose initial tangent bears North 89 degrees 47 minutes 55 seconds West, having a radius of 1,870.08 feet, through a central angle of 00 degrees 42 minutes 10 seconds, an arc distance of 22.94 feet, to a point on a non-tangent line; thence North 89 degrees 26 minutes 50 seconds West, on said North right-of-way line, a distance of 57.05 feet, to a point; thence North 78 degrees 51 minutes 04 seconds East, departing said North right-of-way line, a distance of 45.96 feet, to a point; thence North 66 degrees 46 minutes 21 seconds East, a distance of 45.46 feet, to a point on said West right-of-way line and the beginning of a non-tangent curve; thence in a Southerly direction, on a curve to the right, whose initial tangent bears South 13 degrees 03 minutes 57 seconds West, having a radius of 857.00 feet, through a central angle of 01 degree 54 minutes 04 seconds, an arc distance of 28.44 feet, to the POINT OF BEGINNING, containing 890 square feet or 0.0204 acres, more or less.

Tract No. 3

Right-of-Way:

A parcel of land over a part of Lot 1, Block 1, Hiland Park, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 10, 2024, as follows:

BEGINNING at the Southwest corner of said Lot 1, said point being the intersection of the East right of-way line of North Highland Avenue and the North right-of-way line of N.E. Vivion Road, as both streets are now established, said point being the beginning of a non-tangent curve; thence in a Northerly direction, on said East right-of-way line and on a curve to the left, whose initial tangent bears North 14 degrees 18 minutes 49 seconds East, having a radius of 907.00 feet, through a central angle of 02 degrees 36 minutes 46 seconds, an arc distance of 41.36 feet, to a point on a non-tangent line; thence South 29 degrees 33 minutes 48 seconds East, departing said East right-of-way line, a distance of 23.08 feet, to a point; thence South 82 degrees 34 minutes 32 seconds East, a

distance of 39.66 feet, to the beginning of a non-tangent curve; thence in an Easterly direction, on a curve to the left, whose initial tangent bears North 85 degrees 12 minutes 47 seconds East, having a radius of 1,837.79 feet, through a central angle of 04 degrees 02 minutes 49 seconds, an arc distance of 129.80 feet, to a point on a non-tangent line and on the East line of said Lot 1; thence South 00 degrees 42 minutes 43 seconds West, on said East line, a distance of 11.15 feet, to a point on the North right-of-way line of said N.E. Vivion Road, to the beginning of a non-tangent curve; thence in a Westerly direction, on said North right-of-way line and on a curve to the right, whose initial tangent bears South 81 degrees 14 minutes 41 seconds West, having a radius of 1,870.08 feet, through a central angle of 05 degrees 48 minutes 57 seconds, an arc distance of 189.82 feet, to the POINT OF BEGINNING, containing 2,534 square feet or 0.0582 acres, more or less.

Temporary Construction Easement (5) Years:

A parcel of land over a part of Lot 1, Block 1, Hiland Park, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 10, 2024, as follows:

COMMENCING at the Southeast corner of said Lot 1, said point being on the North right-of-way line of N.E. Vivion Road, as now established; thence North 00 degrees 42 minutes 43 seconds East, departing said North right-of-way line and on the East line of said Lot 1, a distance of 11.15 feet, to the beginning of a non-tangent curve, said point also being the POINT OF BEGINNING; thence in a Westerly direction, on a curve to the right, whose initial tangent bears South 81 degrees 09 minutes 58 seconds West, having a radius of 1,837.79 feet, through a central angle of 04 degrees 02 minutes 49 seconds, an arc distance of 129.80 feet, to a point on a non-tangent line; thence North 82 degrees 34 minutes 32 seconds West, a distance of 39.66 feet, to a point; thence North 29 degrees 33 minutes 48 seconds West, a distance of 23.08 feet, to a point on the East right-of-way line of North Highland Avenue, as now established; thence North 80 degrees 35 minutes 58 seconds East, departing said East right-of-way line, a distance of 22.66 feet, to a point; thence South 33 degrees 18 minutes 14 seconds East, a distance of 29.75 feet, to a point; thence North 85 degrees 58 minutes 42 seconds East, a distance of 48.56 feet, to a point; thence North 78 degrees 56 minutes 41 seconds East, a distance of 94.33 feet, to a point on the East line of said Lot 1; thence South 00 degrees 42 minutes 43 seconds West, on said East line, a distance of 10.15 feet, to the POINT OF BEGINNING, containing 1,510 square feet or 0.0347 acres, more or less.

Tract No. 4

Right-of-Way:

A parcel of land over a part of Lot 2, Northgate, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 10, 2024, as follows:

BEGINNING at the Northwest corner of said Lot 2, said point being the intersection of the East right-of-way line of North Highland Avenue and the South right-of-way line of N.E. Vivion Road, as both streets are now established, said point being the beginning of a non-tangent curve; thence in an Easterly direction, on said South right-of-way line and on a curve to the left, whose initial tangent bears North 86 degrees 44 minutes 55 seconds East, having a radius of 1,950.08 feet, through a central angle of 00 degrees 57 minutes 35 seconds, an arc distance of 32.67 feet, to a point on a non-tangent line; thence South 03 degrees 36 minutes 41 seconds East, departing said South right-of-way line, a distance of 4.63 feet, to the beginning of a non-tangent curve; thence in a Westerly direction, on a curve to the right, whose initial tangent bears South 86 degrees 23 minutes 19 seconds West, having a radius of 1,955.08 feet, through a central angle of 00 degrees 59 minutes 58 seconds, an arc distance of 34.10 feet, to a point on said East right-of-way line; thence North 14 degrees 58 minutes 04 seconds East, on said East right-of-way line, a distance of 4.50 feet, to the POINT OF BEGINNING, containing 149 square feet or 0.0034 acres, more or less.

Tract No. 5

Permanent Drainage Easement:

A parcel of land over a part of Block 3, Antioch Highland Acres, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 10, 2024, as follows:

COMMENCING at the Southeast corner of said Block 3, said point being on the North right-of-way line of N.E. Vivion Road, as now established; thence in a Westerly direction, on said North right-of-way line and on a curve to the right, whose initial tangent bears South 69 degrees 53 minutes 17 seconds West, having a radius of 1,870.08 feet, through a central angle of 04 degrees 53 minutes 30 seconds, an arc distance of 159.66 feet, to a point; thence North 15 degrees 13 minutes 13 seconds West, departing said North right-of-way line, a distance of 5.60 feet, to the POINT OF BEGINNING; thence South 75 degrees 58 minutes 03 seconds West, a distance of 11.71 feet, to a point; thence North 14 degrees 51 minutes 37 seconds West, a distance of 8.19 feet, to a point; thence North 74 degrees 57 minutes 35 seconds East, a distance of 11.66 feet, to a point; thence

South 15 degrees 13 minutes 13 seconds East, a distance of 8.40 feet, to the POINT OF BEGINNING, containing 97 square feet or 0.0022 acres, more or less.

Right-of-Way:

A parcel of land over a part of Lot 2, Northgate, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 10, 2024, as follows:

BEGINNING at the Northwest corner of said Lot 2, said point being the intersection of the East right of-way line of North Highland Avenue and the South right-of-way line of N.E. Vivion Road, as both streets are now established, said point being the beginning of a non-tangent curve; thence in an Easterly direction, on said South right-of-way line and on a curve to the left, whose initial tangent bears North 86 degrees 44 minutes 55 seconds East, having a radius of 1,950.08 feet, through a central angle of 00 degrees 57 minutes 35 seconds, an arc distance of 32.67 feet, to a point on a non-tangent line; thence South 03 degrees 36 minutes 41 seconds East, departing said South right-of-way line, a distance of 4.63 feet, to the beginning of a non-tangent curve; thence in a Westerly direction, on a curve to the right, whose initial tangent bears South 86 degrees 23 minutes 19 seconds West, having a radius of 1,955.08 feet, through a central angle of 00 degrees 59 minutes 58 seconds, an arc distance of 34.10 feet, to a point on said East right-of-way line; thence North 14 degrees 58 minutes 04 seconds East, on said East right-of-way line, a distance of 4.50 feet, to the POINT OF BEGINNING, containing 149 square feet or 0.0034 acres, more or less.

Temporary Construction Easement (5) Years:

A parcel of land over a part of Block 3, Antioch Highland Acres, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 10, 2024, as follows:

COMMENCING at the Southeast corner of said Block 3, said point being on the North right-of-way line of N.E. Vivion Road, as now established; thence North 20 degrees 06 minutes 28 seconds West, on the East line of said Block 3, a distance of 4.15 feet, to the POINT OF BEGINNING; thence South 69 degrees 08 minutes 31 seconds West, a distance of 9.84 feet, to a point on the East line of said Block 3; thence South 71 degrees 00 minutes 55 seconds West, a distance of 53.73 feet, to a point; thence South 73 degrees 44 minutes 49 seconds West, a distance of 73.25 feet, to a point; thence South 75 degrees 58 minutes 03 seconds West, a distance of 63.46 feet, to a point; thence South 77 degrees 00 minutes 52 seconds West, a distance of 63.43 feet, to a point; thence South 80 degrees 04 minutes 31 seconds West, a distance of 97.56 feet, to a point; thence North 09 degrees 00 minutes 42 seconds West, a distance of 4.00 feet, to the beginning of a non-

tangent curve; thence in a Westerly direction, on a curve to the right, whose initial tangent bears South 80 degrees 57 minutes 54 seconds West, having a radius of 1,837.79 feet, through a central angle of 00 degrees 12 minutes 05 seconds, an arc distance of 6.46 feet, to a point on a non-tangent line, said point being on the West line of said Block 3; thence North 00 degrees 42 minutes 43 seconds East, on said West line, a distance of 10.15 feet, to a point; thence North 70 degrees 33 minutes 48 seconds East, departing said West line, a distance of 22.50 feet, to a point; thence South 86 degrees 39 minutes 31 seconds East, a distance of 21.86 feet, to a point; thence North 78 degrees 34 minutes 43 seconds East, a distance of 111.41 feet, to a point; thence North 78 degrees 59 minutes 32 seconds East, a distance of 19.41 feet, to the beginning of a non-tangent curve; thence in an Easterly direction, on a curve to the left, whose initial tangent bears North 75 degrees 43 minutes 36 seconds East, having a radius of 1,873.95 feet, through a central angle of 02 degrees 13 minutes 25 seconds, an arc distance of 72.72 feet, to a point on a non-tangent line; thence North 80 degrees 35 minutes 48 seconds East, a distance of 30.36 feet, to a point; thence North 71 degrees 17 minutes 07 seconds East, a distance of 82.59 feet, to a point; thence North 52 degrees 48 minutes 21 seconds East, a distance of 4.14 feet, to a point on the East line of said Block 3; thence South 20 degrees 06 minutes 28 seconds East, on said East line, a distance of 11.07 feet, to the POINT OF BEGINNING, containing 4,563 square feet or 0.1047 acres, more or less.

Tract No. 10

Temporary Construction Easement (5) Years:

A parcel of land over a part of Lot 97, Antioch Hills, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 10, 2024, as follows:

BEGINNING at the Southwest corner of said Lot 97, said point being on the Northwesterly right-of-way of N.E. Vivion Road, as now established; thence North 00 degrees 48 minutes 11 seconds East, departing said Northwesterly right-of-way line and on the West line of said Lot 97, a distance of 17.25 feet, to a point; thence North 49 degrees 43 minutes 23 seconds East, departing said West line and parallel with said Northwesterly right-of-way line, a distance of 34.58 feet, to a point; thence North 54 degrees 15 minutes 39 seconds East, a distance of 63.20 feet, to a point; thence North 11 degrees 05 minutes 21 seconds East, a distance of 38.71 feet, to a point; thence North 52 degrees 28 minutes 55 seconds West, a distance of 3.41 feet, to a point; thence North 38 degrees 26 minutes 16 seconds East, a distance of 42.12 feet, to a point; thence North 61 degrees 55 minutes 08 seconds East, a distance of 39.71 feet, to a point on the West right-of-way line of North Brooklyn Avenue, as now established, said point being the beginning of a non-tangent curve; thence in a Southerly and Southwesterly direction, on said West right-of-way line and on a curve to the right, whose initial

tangent bears South 16 degrees 46 minutes 40 seconds West, having a radius of 219.84 feet, through a central angle of 32 degrees 56 minutes 43 seconds, an arc distance of 126.41 feet, to a point on a tangent line, said point being on the Northwesterly right-of-way line of N.E. Vivion Road; thence South 49 degrees 43 minutes 23 seconds West, on said Northwesterly right-of-way line, a distance of 98.99 feet, to the POINT OF BEGINNING, containing 3,579 square feet or 0.0822 acres, more or less.

Tract No. 12

Right-of-Way:

A parcel of land over a part of Lot 37, Antioch Hills, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 10, 2024, as follows:

BEGINNING at the Southwest corner of said Lot 37, said point being on the Northwesterly right-of-way line of N.E. Vivion Road, as now established; thence North 00 degrees 48 minutes 11 seconds East, departing said Northwesterly right-of-way line and on the West line of said Lot 37, a distance of 2.65 feet, to a point; thence North 49 degrees 43 minutes 23 seconds East, departing said West line and parallel with said Northwesterly right-of-way line, a distance of 161.14 feet, to a point on the Westerly right-of-way line of North Park Avenue, as now established, said point being the beginning of a non-tangent curve; thence in a Southwesterly direction, on said Westerly right-of-way line and on a curve to the right, whose initial tangent bears South 28 degrees 26 minutes 48 seconds West, having a radius of 250.00 feet, through a central angle of 01 degree 18 minutes 04 seconds, an arc distance of 5.68 feet, to a point on the Northwesterly right-of-way line of said N.E. Vivion Road; thence South 49 degrees 43 minutes 23 seconds West, departing said Westerly right-of-way line and on said Northwesterly right-of-way line, a distance of 157.56 feet, to the POINT OF BEGINNING, containing 319 square feet or 0.0073 acres, more or less.

Temporary Construction Easement (5) Years:

A parcel of land over a part of Lot 37, Antioch Hills, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 10, 2024, as follows:

COMMENCING at the Southwest corner of said Lot 37, said point being on the Northwesterly right-of-way line of N.E. Vivion Road, as now established; thence North 00 degrees 48 minutes 11 seconds East, departing said Northwesterly right-of-way line and on the West line of said Lot 37, a distance of 2.65 feet, to the POINT OF BEGINNING; thence continuing North 00 degrees 48 minutes 11

seconds East, on said West line, a distance of 4.00 feet, to a point; thence North 50 degrees 10 minutes 13 seconds East, departing said West line, a distance of 2.22 feet, to a point; thence North 12 degrees 19 minutes 04 seconds East, a distance of 21.40 feet, to a point; thence North 72 degrees 28 minutes 26 seconds East, a distance of 33.62 feet, to a point; thence North 49 degrees 43 minutes 23 seconds East, parallel with said Northwesterly right-of-way line, a distance of 115.64 feet, to a point on the Westerly right-of-way line of North Park Avenue, as now established, said point being the beginning of a non-tangent curve; thence in a Southwesterly direction, on said Westerly right-of-way line and on a curve to the right, whose initial tangent bears South 26 degrees 37 minutes 33 seconds West, having a radius of 250.00 feet, through a central angle of 01 degree 49 minutes 15 seconds, an arc distance of 7.94 feet, to a point on a non-tangent line; thence South 49 degrees 43 minutes 23 seconds West, departing said Westerly right-of-way line and parallel with said Northwesterly right-of-way line, a distance of 161.14 feet, to the POINT OF BEGINNING, containing 803 square feet or 0.0184 acres, more or less.

Tract No. 13

Temporary Construction Easement (5) Years:

All of the Northwesterly 5.00 feet of the Northeasterly 23.65 feet of Lot 8, Block 2, Antioch Acres, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 10, 2024, containing 118 square feet or 0.0027 acres, more or less.

Tract No. 15

Permanent Drainage Easement:

A parcel of land over a part of Lot 38, Antioch Hills, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 19, 2024, as follows:

COMMENCING at the Southeast corner of said Lot 38, said point being on the Northwesterly right-of-way line of N.E. Vivion Road, as now established; thence South 49 degrees 43 minutes 23 seconds West, on said Northwesterly right-of-way line, a distance of 75.65 feet, to a point being the most Southerly corner of an existing storm drainage easement, 20.00 feet in width, as recorded in Book 3076 at Page 378; thence North 30 degrees 16 minutes 37 seconds West, departing said Northwesterly right-of-way line and on the Southwesterly line of said existing storm drainage easement, 20.00 feet in width, as recorded in Book 3076 at Page 378, a distance of 6.09 feet, to the POINT OF BEGINNING; thence South 49 degrees 43 minutes 23 seconds West, parallel with said Northwesterly right-of-

way line, a distance of 11.13 feet, to a point; thence North 40 degrees 16 minutes 37 seconds West, a distance of 29.00 feet, to a point; thence North 49 degrees 43 minutes 23 seconds East, parallel with said Northwesterly right-of-way line, a distance of 16.24 feet, to a point on said Southwesterly line; thence South 30 degrees 16 minutes 37 seconds East, a distance of 29.45 feet, to the POINT OF BEGINNING, containing 397 square feet or 0.0091 acres, more or less.

Right-of-Way:

All of the Southeasterly 6.00 feet of Lot 38, Antioch Hills, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 10, 2024, containing 859 square feet or 0.0197 acres, more or less.

Temporary Construction Easement (5) Years:

A parcel of land over a part of Lot 38, Antioch Hills, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 10, 2024, as follows:

COMMENCING at the Southeast corner of said Lot 38, said point being on the Northwesterly right-of-way line of N.E. Vivion Road, as now established; thence North 00 degrees 48 minutes 11 seconds East, departing said Northwesterly right-of-way line and the East line of said Lot 38, a distance of 7.96 feet, to the POINT OF BEGINNING; thence South 49 degrees 43 minutes 23 seconds West, departing said East line and parallel with said Northwesterly right-of-way line, a distance of 148.10 feet, to a point on the East right-of-way line of North Park Avenue, as now established, said point being the beginning of a non-tangent curve; thence in a Westerly direction, on said East right-of-way line and on a curve to the right, whose initial tangent bears North 75 degrees 44 minutes 26 seconds West, having a radius of 50.00 feet, through a central angle of 14 degrees 09 minutes 34 seconds, an arc distance of 12.36 feet, to a point on a non-tangent line; thence North 45 degrees 06 minutes 59 seconds East, departing said East right-of-way line, a distance of 63.20 feet, to a point; thence North 40 degrees 16 minutes 37 seconds West, perpendicular with said Northwesterly right-of-way line, a distance of 13.08 feet, to a point; thence North 49 degrees 43 minutes 23 seconds East, parallel with said Northwesterly right-of-way line, a distance of 31.00 feet, to a point; thence North 52 degrees 00 minutes 49 seconds East, a distance of 25.02 feet, to a point; thence North 58 degrees 33 minutes 54 seconds East, a distance of 45.54 feet, to a point; thence South 78 degrees 16 minutes 01 seconds East, a distance of 6.34 feet, to a point on the East line of said Lot 38; thence South 00 degrees 48 minutes 11 seconds West, on said East line, a distance of 21.23 feet, to the POINT OF BEGINNING, containing 3,489 square feet or 0.0801 acres, more or less.

Tract No. 16

Permanent Drainage Easement #1:

A parcel of land over a part of the Northeasterly 85.00 feet of the Southwesterly 170.00 feet, Lot 9, Block 2, Antioch Acres, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 10, 2024, as follows:

COMMENCING at the most Northerly corner of the Northeasterly 85.00 feet of the Southwesterly 170.00 feet of said Lot 9, said point being on the Southeasterly right-of-way line of N.E. Vivion Road, as now established; thence South 49 degrees 43 minutes 23 seconds West, on said Southeasterly right-of-way line, a distance of 54.99 feet, to a point on the Easterly line of an existing storm drainage easement 20.00 feet in width, as recorded in Book 3076 at Page 374; thence South 15 degrees 47 minutes 04 seconds East, departing said Southeasterly right-of-way line and on said Easterly line, a distance of 3.40 feet, to the POINT OF BEGINNING; thence continuing South 15 degrees 47 minutes 04 seconds East, on said Easterly line, a distance of 7.59 feet, to a point; thence South 49 degrees 43 minutes 23 seconds West, departing said Easterly line and parallel with said Southeasterly right-of-way line, a distance of 14.10 feet, to a point; thence North 40 degrees 16 minutes 37 seconds West, a distance of 7.38 feet, to a point; thence North 51 degrees 16 minutes 54 seconds East, a distance of 17.26 feet, to the POINT OF BEGINNING, containing 112 square feet or 0.0026 acres, more or less.

Permanent Drainage Easement #2:

A parcel of land over a part of the Northeasterly 85.00 feet of the Southwesterly 170.00 feet, Lot 9, Block 2, Antioch Acres, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 10, 2024, as follows:

COMMENCING at the most Northerly corner of the Northeasterly 85.00 feet of the Southwesterly 170.00 feet of said Lot 9, said point being on the Southeasterly right-of-way line of N.E. Vivion Road, as now established; thence South 40 degrees 16 minutes 36 seconds East, departing said Southeasterly right-of-way line and on the Northeasterly line of the Northeasterly 85.00 feet of the Southwesterly 170.00 feet of said Lot 9, a distance of 4.62 feet, to the POINT OF BEGINNING; thence continuing South 40 degrees 16 minutes 36 seconds East, on said Northeasterly line, a distance of 2.65 feet, to a point; thence South 41 degrees 43 minutes 54 seconds West, departing said Northeasterly line, a distance of 39.19 feet, to a point on the Easterly line of an existing storm drainage easement 20.00 feet in width, as recorded in Book 3076 at Page 374; thence North 15 degrees 47 minutes 04 seconds West, on said Easterly line, a distance of 9.94

feet, to a point; thence North 51 degrees 16 minutes 54 seconds East, departing said Easterly line, a distance of 34.70 feet, to the POINT OF BEGINNING, containing 210 square feet or 0.0048 acres, more or less.

Right-Of-Way:

A parcel of land over a part of the Northeasterly 85.00 feet of the Southwesterly 170.00 feet, Lot 9, Block 2, Antioch Acres, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 10, 2024, as follows:

BEGINNING at the most Northerly corner of said Lot 9, said point being on the Southeasterly right-of-way line of N.E. Vivion Road, as now established; thence South 40 degrees 16 minutes 36 seconds East, departing said Southeasterly right-of-way line and on the Northeasterly line of the Northeasterly 85.00 feet of the Southwesterly 170.00 feet of said Lot 9, a distance of 4.62 feet, to a point; thence South 51 degrees 16 minutes 54 seconds West, departing said Northeasterly line, a distance of 85.03 feet, to a point on the Southwesterly line of the Northeasterly 85.00 feet of the Southwesterly 170.00 feet of said Lot 9; thence North 40 degrees 16 minutes 36 seconds West, on said Southwesterly line, a distance of 2.31 feet, to a point on said Southeasterly right-of-way line; thence North 49 degrees 43 minutes 23 seconds East, on said Southeasterly right-of-way line, a distance of 85.00 feet, to the POINT OF BEGINNING, containing 295 square feet or 0.0068 acres, more or less.

Temporary Construction Easement (5) Years:

A parcel of land over a part of the Northeasterly 85.00 feet of the Southwesterly 170.00 feet Lot 9, Block 2, Antioch Acres, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 10, 2024, as follows:

COMMENCING at the most Northerly corner of the Northeasterly 85.00 feet of the Southwesterly 170.00 feet of said Lot 9, said point being on the Southeasterly right-of-way line of N.E. Vivion Road, as now established; thence South 40 degrees 16 minutes 36 seconds East, departing said Southeasterly right-of-way line and on the Northeasterly line of the Northeasterly 85.00 feet of the Southwesterly 170.00 feet of said Lot 9, a distance of 4.62 feet, to the POINT OF BEGINNING; thence continuing South 40 degrees 16 minutes 36 seconds East, on said Northeasterly line, a distance of 35.88 feet, to a point; thence South 51 degrees 34 minutes 22 seconds West, departing said Northeasterly line, a distance of 43.67 feet, to a point; thence South 87 degrees 35 minutes 09 seconds West, a distance of 50.67 feet, to a point; thence South 49 degrees 43 minutes 23 seconds West, parallel with said Southeasterly right-of-way line, a distance of 1.35 feet, to a point on the Southwesterly line of the Northeasterly 85.00 feet of said Lot 9; thence North 40 degrees 16 minutes 36 seconds West, on said Southwesterly line, a distance of 5.69 feet, to a point; thence North 51 degrees 16 minutes 54 seconds

East, departing said Southwesterly line, a distance of 85.03 feet, to the POINT OF BEGINNING, containing 2,395 square feet or 0.0550 acres, more or less.

Tract No. 17

Permanent Drainage Easement:

A parcel of land over a part of Lot 10 and the Northeasterly 10.00 feet of Lot 9, Block 2, Antioch Acres, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 10, 2024, as follows:

COMMENCING at the most Westerly corner of the Northeasterly 10.00 feet of said Lot 9, said point being on the Southeasterly right-of-way line of N.E. Vivion Road, as now established; thence South 40 degrees 16 minutes 36 seconds East, departing said Southeasterly right-of-way line and on the Southwesterly line of the Northeasterly 10.00 feet of said Lot 9, a distance of 4.62 feet, to the POINT OF BEGINNING; thence North 51 degrees 16 minutes 54 seconds East, departing said Southwesterly line, a distance of 15.84 feet, to a point; thence South 41 degrees 43 minutes 54 seconds West, a distance of 15.99 feet, to a point on said Southwesterly line; thence North 40 degrees 16 minutes 36 seconds West, on said Southwesterly line, a distance of 2.65 feet, to the POINT OF BEGINNING, containing 21 square feet or 0.0005 acres, more or less.

Right-of-Way:

A parcel of land over a part of Lot 10 and the Northeasterly 10.00 feet of Lot 9, Block 2, Antioch Acres, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 10, 2024, as follows:

BEGINNING at the most Westerly corner of the Northeasterly 10.00 feet of said Lot 9, said point being on the Southeasterly right-of-way line of N.E. Vivion Road, as now established; thence North 49 degrees 43 minutes 23 seconds East, on said Southeasterly right-of-way line, a distance of 100.00 feet, to the most Northerly corner of said Lot 10; thence South 40 degrees 16 minutes 36 seconds East, departing said Southeasterly right-of-way line and on the Northeasterly line of said Lot 10, a distance of 7.35 feet, to a point; thence South 51 degrees 16 minutes 54 seconds West, departing said Northeasterly line, a distance of 100.04 feet, to a point on the Southwesterly line of the Northeasterly 10.00 feet of said Lot 9; thence North 40 degrees 16 minutes 36 seconds West, on said Southwesterly line, a distance of 4.62 feet, to the POINT OF BEGINNING, containing 598 square feet or 0.0137 acres, more or less.

Temporary Construction Easement (5) Years:

A parcel of land over a part of Lot 10, Block 2, Antioch Acres, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 10, 2024, as follows:

COMMENCING at the most Northerly corner of said Lot 10, said point being on the Southeasterly right-of-way line of N.E. Vivion Road, as now established; thence South 40 degrees 16 minutes 36 seconds East, departing said Southeasterly right-of-way line and on the Northeasterly line of said Lot 10, a distance of 7.35 feet, to the POINT OF BEGINNING; thence continuing South 40 degrees 16 minutes 36 seconds East, on said Northeasterly line, a distance of 10.65 feet, to a point; thence South 49 degrees 43 minutes 23 seconds West, departing said Northeasterly line and parallel with said Southeasterly right-of-way line, a distance of 26.65 feet, to a point; thence North 40 degrees 16 minutes 37 seconds West, a distance of 11.38 feet, to a point; thence North 51 degrees 16 minutes 54 seconds East, a distance of 26.66 feet, to the POINT OF BEGINNING, containing 294 square feet or 0.0067 acres, more or less.

Tract No. 18

Permanent Drainage Easement:

A parcel of land over a part of Lot 60, Antioch Hills, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 10, 2024, as follows:

COMMENCING at the Southwest corner of said Lot 60, said point being on the Northwesterly right-of-way line of N.E. Vivion Road, as now established; thence North 00 degrees 48 minutes 11 seconds East, departing said Northwesterly right-of-way line and on the West line of said Lot 60, a distance of 7.96 feet, to the POINT OF BEGINNING; thence continuing North 00 degrees 48 minutes 11 seconds East, on said West line, a distance of 21.23 feet, to a point; thence North 49 degrees 43 minutes 23 seconds East, departing said West line and parallel with said Northwesterly right-of-way line, a distance of 11.09 feet, to a point; thence South 38 degrees 23 minutes 11 seconds East, a distance of 16.01 feet, to a point; thence South 49 degrees 43 minutes 23 seconds West, parallel with said Northwesterly right-of-way line, a distance of 24.51 feet, to the POINT OF BEGINNING, containing 285 square feet or 0.0065 acres, more or less.

Right-of-Way:

A parcel of land over a part of Lot 60, Antioch Hills, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described

by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 10, 2024, as follows:

BEGINNING at the Southwest corner of Lot 60, said point being on the Northwesternly right-of-way line of N.E. Vivion Road, as now established; thence North 00 degrees 48 minutes 11 seconds East, departing said Northwesternly right-of-way line and on the West line of said Lot 60, a distance of 7.96 feet, to a point; thence North 49 degrees 43 minutes 23 seconds West, departing said West line and parallel with said Northwesternly right-of-way line, a distance of 223.00 feet, to a point on said Westerly right-of-way line of North Olive Street, as now established, said point being the beginning of a non-tangent curve; thence in a Southwesterly direction, on said Westerly right-of-way line and on a curve to the right, whose initial tangent bears South 21 degrees 21 minutes 58 seconds West, having a radius of 175.00 feet, through a central angle of 04 degrees 27 minutes 44 seconds, an arc distance of 13.63 feet, to a point on a non-tangent line, said point being on the Northwesternly right-of-way line of said N.E. Vivion Road; thence South 49 degrees 43 minutes 23 seconds West, on said Northwesternly right-of-way line, a distance of 216.00 feet, to the POINT OF BEGINNING, containing 1,318 square feet or 0.0303 acres, more or less.

Temporary Construction Easement (5) Years:

A parcel of land over a part of Lot 60, Antioch Hills, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 10, 2024, as follows:

COMMENCING at the Southwest corner of said Lot 60, said point being on the Northwesternly right-of-way line of N.E. Vivion Road, as now established; thence North 00 degrees 48 minutes 11 seconds East, departing said Northwesternly right-of-way line and on the West line of said Lot 60, a distance of 7.96 feet, to the POINT OF BEGINNING; thence continuing North 00 degrees 48 minutes 11 seconds East, on said West line, a distance of 21.23 feet, to a point; thence North 49 degrees 43 minutes 23 seconds East, departing said West line and parallel with said Northwesternly right-of-way line, a distance of 11.09 feet, to a point; thence South 38 degrees 23 minutes 11 seconds East, a distance of 7.00 feet, to a point; thence North 49 degrees 43 minutes 23 seconds East, parallel with said Northwesternly right-of-way line, a distance of 180.23 feet, to a point; thence North 40 degrees 16 minutes 37 seconds West, a distance of 30.00 feet, to a point; thence North 12 degrees 51 minutes 11 seconds East, a distance of 25.00 feet, to a point; thence North 53 degrees 51 minutes 59 seconds East, a distance of 55.71 feet, to a point on the Westerly right-of-way line of North Olive Street, as now established, said point being the beginning of a non-tangent curve; thence in a Southerly direction, on said Westerly right-of-way line and on a curve to the right, whose initial tangent bears South 03 degrees 48 minutes 16 seconds East, having a radius of 175.00 feet, through a central angle of 25 degree 10 minutes 14

seconds, an arc distance of 76.88 feet, to a point on a non-tangent line; thence South 49 degrees 43 minutes 23 seconds West, parallel with said Northwesterly right-of-way line, a distance of 223.00 feet, to the POINT OF BEGINNING, containing 4,502 square feet or 0.1034 acres, more or less.

Tract No. 19

Right-of-Way:

A parcel of land over a part of Lot 11, Block 2, Antioch Acres, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 10, 2024, as follows:

BEGINNING at the most Westerly corner of said Lot 11, said point being on the Southeasterly right-of-way line of N.E. Vivion Road, as now established; thence North 49 degrees 43 minutes 23 seconds East, on said Southeasterly right-of-way line, a distance of 90.00 feet, to the most Northerly corner of said Lot 11; thence South 40 degrees 16 minutes 36 seconds East, departing said Southeasterly right-of-way line and on the Northeasterly line of said Lot 11, a distance of 9.79 feet, to a point; thence South 51 degrees 16 minutes 54 seconds West, departing said Northeasterly line, a distance of 90.03 feet, to a point on the Southwesterly line of said Lot 10; thence North 40 degrees 16 minutes 36 seconds West, on said Southwesterly line, a distance of 7.35 feet, to the POINT OF BEGINNING, containing 771 square feet or 0.0177 acres, more or less.

Temporary Construction Easement (5) Years:

A parcel of land over a part of Lot 11, Block 2, Antioch Acres, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 10, 2024, as follows:

COMMENCING at the most Westerly corner of said Lot 11, said point being on the Southeasterly right-of-way line of N.E. Vivion Road, as now established; thence South 40 degrees 16 minutes 36 seconds East, departing said Southeasterly right-of-way line and on the Southwesterly line of said Lot 10, a distance of 7.35 feet, to the POINT OF BEGINNING; thence North 51 degrees 16 minutes 54 seconds East, departing said Southwesterly line, a distance of 26.36 feet, to a point; thence South 40 degrees 16 minutes 37 seconds East, a distance of 9.94 feet, to a point; thence South 49 degrees 43 minutes 23 seconds West, parallel with said Southeasterly right-of-way line, a distance of 26.35 feet, to a point on the Southwesterly line of said Lot 11; thence North 40 degrees 16 minutes 36 seconds West, on said Southwesterly line, a distance of 10.65 feet, to the POINT OF BEGINNING, containing 271 square feet or 0.0062 acres, more or less.

Tract No. 20

Right-of-Way:

A parcel of land over a part of Lot 12, Block 2, Antioch Acres, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 10, 2024, as follows:

BEGINNING at the most Westerly corner of said Lot 12, said point being on the Southeasterly right-of-way line of N.E. Vivion Road, as now established; thence North 49 degrees 43 minutes 23 seconds East, on said Southeasterly right-of-way line, a distance of 90.00 feet, to the most Northerly corner of said Lot 12; thence South 40 degrees 16 minutes 36 seconds East, departing said Southeasterly right-of-way line and on the Northeasterly line of said Lot 12, a distance of 12.24 feet, to a point; thence South 51 degrees 16 minutes 54 seconds West, departing said Northeasterly line, a distance of 90.03 feet, to a point on the Southwesterly line of said Lot 10; thence North 40 degrees 16 minutes 36 seconds West, on said Southwesterly line, a distance of 9.79 feet, to the POINT OF BEGINNING, containing 992 square feet or 0.0228 acres, more or less.

Temporary Construction Easement (5) Years:

A parcel of land over a part of Lot 12, Block 2, Antioch Acres, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 10, 2024, as follows:

COMMENCING at the most Westerly corner of said Lot 11, said point being on the Southeasterly right-of-way line of N.E. Vivion Road, as now established; thence South 40 degrees 16 minutes 36 seconds East, departing said Southeasterly right-of-way line and on the Southwesterly line of said Lot 11, a distance of 9.79 feet, to the POINT OF BEGINNING; thence North 51 degrees 16 minutes 54 seconds East, departing said Southwesterly line, a distance of 90.03 feet, to a point on the Northeasterly line of said Lot 11; thence South 40 degrees 16 minutes 36 seconds East, on said Northeasterly line, a distance of 11.76 feet, to a point; thence South 49 degrees 43 minutes 23 seconds West, parallel with said Southeasterly right-of-way line, a distance of 33.65 feet, to a point; thence South 64 degrees 08 minutes 38 seconds West, a distance of 36.14 feet, to a point; thence South 49 degrees 43 minutes 23 seconds West, parallel with said Southeasterly right-of-way line, a distance of 21.35, to a point on the Southwesterly line of said Lot 11; thence North 40 degrees 16 minutes 36 seconds West, on said Southwesterly line, a distance of 5.21 feet, to the POINT OF BEGINNING, containing 819 square feet or 0.0188 acres, more or less.

Tract No. 21

Temporary Construction Easement (5) Years:

A parcel of land over a part of Lot 9, Antioch Hills, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 10, 2024, as follows:

COMMENCING at the Northeast corner of said Lot 9; thence South 00 degrees 39 minutes 33 seconds West, on the East line of said Lot 9, a distance of 45.64 feet, to the POINT OF BEGINNING; thence continuing South 00 degrees 39 minutes 33 seconds West, on said East line, a distance of 16.02 feet, to a point on the Northwesterly right-of-way line of N.E. Vivion Road (Missouri State Highway No. 69), as now established by Document No. C-3635 recorded in Book 906 at Page15; thence South 49 degrees 43 minutes 23 seconds West, departing said East line and on said Northwesterly right-of-way line, a distance of 197.45 feet, to a point on the East right-of-way line of North Garfield Avenue, as now established, said point being the beginning of a non-tangent curve; thence in a Westerly direction, on said East right-of-way line and on a curve to the right, whose initial tangent bears North 82 degrees 04 minutes 50 seconds West, having a radius of 75.00 feet, through a central angle of 12 degree 10 minutes 51 seconds, an arc distance of 15.94 feet, to a point on a non-tangent line; thence North 44 degrees 19 minutes 55 seconds East, departing said East right-of-way line, a distance of 75.33 feet, to a point; thence North 52 degrees 54 minutes 10 seconds East, a distance of 142.45 feet, to the POINT OF BEGINNING, containing 3,398 square feet or 0.0780 acres, more or less.

Tract No. 22

Right-of-Way:

A parcel of land over a part of Lot 1, Super Food Barn No. 4112, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 19, 2024, as follows:

COMMENCING at the most Northerly corner of said Lot 1, Super Food Barn No. 4112, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, said point being on the Southeasterly right-of-way line of N.E. Vivion Road, as now established; thence South 49 degrees 43 minutes 23 seconds West, on said Southeasterly right-of-way line and the Northwesterly line of said Lot 1, a distance of 18.47 feet, to a point being the on the Southwesterly line of a certain tract of land conveyed by Warranty Deed recorded in Book 9387 at Page 26, said point also being the POINT OF BEGINNING; thence South 39 degrees 52 minutes 55 seconds East, departing said Southeasterly right-of-way line and on said Southwesterly line, a distance of 15.50 feet, to a

point; thence South 49 degrees 43 minutes 23 seconds West, departing said Southwesterly line and parallel with said Southeasterly right-of-way line, a distance of 207.71 feet to a point; thence South 55 degrees 09 minutes 00 seconds West, a distance of 115.29 feet, to a point; thence South 51 degrees 16 minutes 54 seconds West, a distance of 86.57 feet, to a point on the Southwesterly line of said Lot 1 and the Northeasterly line of Lot 12, Block 2, Antioch Acres, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof; thence North 40 degrees 16 minutes 36 seconds West, on said Southwesterly and Northeasterly lines, a distance of 2.24 feet, to a point on said Southeasterly right-of-way line; thence North 49 degrees 43 minutes 23 seconds East, on said Southeasterly right-of-way line, a distance of 409.13 feet, to the POINT OF BEGINNING, containing 4,670 square feet or 0.1072 acres, more or less.

Temporary Construction Easement (5) Years:

A parcel of land over a part of Lot 1, Super Food Barn No. 4112, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 19, 2024, as follows:

COMMENCING at the most Northerly corner of Lot 1, Super Food Barn No. 4112, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, said point being on the Southeasterly right-of-way line of N.E. Vivion Road, as now established; thence South 49 degrees 43 minutes 23 seconds West, on said Southeasterly right-of-way line and the Northwesterly line of said Lot 1, a distance of 18.47 feet, to a point being the on the Southwesterly line of a certain tract of land conveyed by Warranty Deed recorded in Book 9387 at Page 26; thence South 39 degrees 52 minutes 55 seconds East, departing said Southeasterly right-of-way line and on said Southwesterly line, a distance of 15.50 feet, to the POINT OF BEGINNING; thence continuing South 39 degrees 52 minutes 55 seconds East, on said Southwesterly line, a distance of 19.50 feet, to a point; thence South 49 degrees 43 minutes 23 seconds West, departing said Southwesterly line and parallel with said Southeasterly right-of-way line, a distance of 187.53 feet to a point; thence North 40 degrees 16 minutes 37 seconds West, a distance of 15.00 Feet, to a point; thence South 49 degrees 43 minutes 23 seconds West, parallel with said Southeasterly right-of-way line, a distance of 176.54 feet to a point; thence North 40 degrees 07 minutes 12 seconds West, a distance of 6.00 feet, to a point; thence South 49 degrees 43 minutes 23 seconds West, parallel with said Southeasterly right-of-way line, a distance of 44.83 feet, to a point on the Southwesterly line of said Lot 1 and the Northeasterly line of Lot 12, Block 2, Antioch Acres, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof; thence North 40 degrees 16 minutes 36 seconds West, on said Southwesterly and Northeasterly lines, a distance of 11.76 feet, to a point; thence North 51 degrees 16 minutes 54 seconds East, a distance of 86.57 feet, to a point; thence North 55 degrees 09

minutes 00 seconds East, a distance of 115.29 feet, to a point; thence North 49 degrees 43 minutes 23 seconds East, on a line parallel with said Southeasterly right-of-way line, a distance of 207.71 feet, to the POINT OF BEGINNING, containing 6,056 square feet or 0.1390 acres, more or less.

Tract No. 23**Right-of-Way No. 1:**

A parcel of land over a part of Lot 16, Antioch Acres, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 19, 2024, as follows:

BEGINNING at the most Northerly corner of Lot 1, Super Food Barn No. 4112, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, said point being on the Southeasterly right-of-way line of N.E. Vivion Road, as now established, said point also being the most Westerly corner of a certain tract of land to the State of Missouri, conveyed by Warranty Deed recorded in Book 897 at Page 172; thence South 62 degrees 58 minutes 25 seconds East, departing said Southeasterly right-of-way line and on the Southwesterly line of said certain tract of land to the State of Missouri, conveyed by Warranty Deed recorded in Book 897 at Page 172, a distance of 16.23 feet, to the most Southerly corner of said certain tract of land to the State of Missouri, conveyed by Warranty Deed recorded in Book 897 at Page 172; thence South 49 degrees 46 minutes 03 seconds West, departing said Southwesterly corner, a distance of 24.84 feet, to a point being on the Southwesterly line of a certain tract of land conveyed by Warranty Deed recorded in Book 9387 at Page 26; thence North 39 degrees 52 minutes 55 seconds West, on said Southwesterly line, a distance of 14.95 feet, to a point on said Southeasterly right-of-way line; thence North 49 degrees 43 minutes 23 seconds East, on said Southeasterly right-of-way line, a distance of 18.47 feet, to the POINT OF BEGINNING, containing 324 square feet or 0.0074 acres, more or less.

Right-of-Way No. 2:

A parcel of land over a part of Lot 16, Antioch Acres, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 19, 2024, as follows:

BEGINNING at the most Northerly corner of said Lot 16, said point being the intersection of the Southeasterly right-of-way line of N.E. Vivion Road and the Southwesterly right-of-way line of N.E. Antioch Road, as both streets are now established; thence South 60 degrees 49 minutes 01 seconds East, on said Southwesterly right-of-way line, a distance of 16.07 feet, to a point; thence South

49 degrees 46 minutes 03 seconds West, departing said Southwesterly right-of-way line, a distance of 51.01 feet, to the most Easterly corner of a certain tract of land to the State of Missouri, conveyed by Warranty Deed recorded in Book 897 at Page 172; thence North 40 degrees 22 minutes 05 seconds West, on the Southwesterly line of said certain tract of land to the State of Missouri, conveyed by Warranty Deed recorded in Book 897 at Page 172, a distance of 15.01 feet, to a point on said Southeasterly right-of-way line; thence North 49 degrees 43 minutes 23 seconds East, on said Southeasterly right-of-way line, a distance of 45.39 feet, to the POINT OF BEGINNING, containing 724 square feet or 0.0166 acres, more or less.

Temporary Construction Easement No. 1 (5) Years:

A parcel of land over a part of Lot 16, Antioch Acres and a part of Lot 1, Super Food Barn No. 4112, both subdivisions in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 19, 2024, as follows:

COMMENCING at the most Northerly corner of said Lot 16, said point being the intersection of the Southeasterly right-of-way line of N.E. Vivion Road and the Southwesterly right-of-way line of N.E. Antioch Road, as both streets are now established; thence South 60 degrees 49 minutes 01 seconds East, on said Southwesterly right-of-way line, a distance of 16.07 feet, to the POINT OF BEGINNING; thence continuing South 60 degrees 49 minutes 01 seconds East, on said Southwesterly right-of-way line, a distance of 21.30 feet, to a point; thence South 49 degrees 43 minutes 23 seconds West, departing said Southwesterly right-of-way line and parallel with said Southeasterly right-of-way line, a distance of 130.84 feet, to a point being on the Southwesterly line of a certain tract of land conveyed by Warranty Deed recorded in Book 9387 at Page 26; thence North 39 degrees 52 minutes 55 seconds West, on said Southwesterly line, a distance of 20.05 feet, to a point; thence North 49 degrees 46 minutes 03 seconds East, departing said Southwesterly line, a distance of 123.23 feet, to the POINT OF BEGINNING, containing 2,540 square feet or 0.0583 acres, more or less

Temporary Construction Easement No. 2 (5) Years:

A parcel of land over a part of Lot 16, Antioch Acres, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 10, 2024, as follows:

BEGINNING at the Northeasterly of said Lot 16, said point being on the West right-of-way line of N.E. Antioch Road, as now established; thence South 01 degrees 02 minutes 47 seconds West, on said West right-of-way line, a distance of 44.15 feet, to a point; thence North 88 degrees 57 minutes 13 seconds West,

departing said West right-of-way line, a distance of 15.00 feet, to a point; thence North 04 degrees 09 minutes 46 seconds West, a distance of 55.07 feet, to a point on the Southwesterly right-of-way line of said N.E. Antioch Road, as now established; thence South 60 degrees 49 minutes 01 seconds East, on said Southwesterly right-of-way line, a distance of 22.68 feet, to the POINT OF BEGINNING, containing 853 square feet or 0.0196 acres, more or less.

Tract No. 24

Temporary Construction Easement (5) Years:

A parcel of land over a part of Lot 7, EXCEPT the North 50.00 feet thereof and a part of Lot 8, Antioch Hills, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 10, 2024, as follows:

COMMENCING at the Northwest corner of said Lot 8; thence South 00 degrees 39 minutes 33 seconds West, on the West line of said Lot 8, a distance of 176.97 feet, to the POINT OF BEGINNING; thence North 49 degrees 43 minutes 23 seconds East, departing said West line and on a line parallel with said Northwesterly right-of-way line, a distance of 22.65 feet; thence North 61 degrees 01 minutes 59 seconds East, a distance of 40.79 feet, to a point; thence North 49 degrees 43 minutes 23 seconds East, parallel with said Northwesterly right-of-way line, a distance of 137.01 feet, to a point on the Southwesterly line of the Northeasterly 50.00 feet of said Lot 7; thence South 64 degrees 38 minutes 34 seconds East, on said Southwesterly line, a distance of 10.98 feet, to a point on the Northwesterly right-of-way line of N.E. Vivion Road (Missouri State Highway No. 69), as now established by Document No. C-3635 recorded in Book 906 at Page 15; thence South 49 degrees 43 minutes 23 seconds West, on said Northwesterly right-of-way line, a distance of 219.81 feet, to a point on the West line of said Lot 8; thence North 00 degrees 39 minutes 33 seconds East, departing said Northwesterly right-of-way line and on said West line, a distance of 23.83 feet, to the POINT OF BEGINNING, containing 2,501 square feet or 0.0574 acres, more or less.

Tract No. 25

Temporary Construction Easement (5) Years:

A parcel of land over a part of Lot 6 and the Northeasterly 50.00 feet of Lot 7, Antioch Hills, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 10, 2024, as follows:

BEGINNING at the Northeast corner of said Lot 6, said point being on the Northwesterly right-of-way line of N.E. Vivion Road, as now established; thence

South 25 degrees 21 minutes 26 seconds West, on said Northwesterly right-of-way line, a distance of 25.76 feet, to a point on the Northwesterly right-of-way line of N.E. Vivion Road (Missouri State Highway No. 69), as now established by Document No. C-3635 recorded in Book 906 at Page 15; thence South 49 degrees 43 minutes 23 seconds West, on said Northwesterly right-of-way line, a distance of 81.50 feet, to a point on the Southwesterly line of the Northeasterly 50.00 feet of said Lot 7; thence North 64 degrees 38 minutes 34 seconds West, departing said Northwesterly right-of-way line and on said Southwesterly line, a distance of 10.98 feet, to a point; thence North 49 degrees 43 minutes 23 seconds East, departing said Southwesterly line and on a line parallel with said Northwesterly right-of-way line, a distance of 95.99 feet to a point; thence North 25 degrees 21 minutes 26 seconds East, on a line parallel with said Northwesterly right-of-way line, a distance of 12.56 feet, to a point on the Northeasterly line of said Lot 6; thence South 64 degrees 38 minutes 34 seconds East, on said Northeasterly line, a distance of 5.00 feet, to the POINT OF BEGINNING, containing 983 square feet or 0.0226 acres, more or less.

Tract No. 26**Temporary Construction Easement (5) Years:**

All of the Southeasterly 5.00 feet of Lot 5, Antioch Hills, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 10, 2024, containing 250 square feet or 0.0057 acres, more or less.

Tract No. 27A**Right-of-Way:**

A parcel of land over a part of Lot 54, Beulmar Acres, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on October 7, 2024, as follows:

BEGINNING at the most Northerly corner of said Lot 54, said point being on the Southeasterly right-of-way line of N.E. Vivion Road (Missouri State Highway No. 69), as now established by Document No. C-3635 recorded in Book 906 at Page 15; thence South 41 degrees 04 minutes 59 seconds East, departing said Southeasterly right-of-way line and on the Northeasterly line of said Lot 54, a distance of 3.00 feet, to a point; thence South 49 degrees 43 minutes 23 seconds West, departing said Northeasterly line and parallel with said Southeasterly right-of-way line, a distance of 156.25 feet, to a point on the Southeasterly right-of-way line of North Antioch Road (Missouri State Highway "J"), as now established by Doc. No. M-37840 in Book 2400 at Page 664; thence North 23 degrees 51 minutes 21 seconds East, on said Southeasterly right-of-way line, a distance of

6.88 feet, to a point being the intersection of said Southeasterly right-of-way line and the Southeasterly right-of-way line of said N.E. Vivion Road (Missouri State Highway No. 69); thence North 49 degrees 43 minutes 23 seconds East, departing said Southeasterly right-of-way line of North Antioch Road and on the Southeasterly right-of-way line of said N.E. Vivion Road, a distance of 150.02 feet, to the POINT OF BEGINNING, containing 459 square feet or 0.0105 acres, more or less.

Temporary Construction Easement (5) Years:

A parcel of land over a part of Lot 54, Beulmar Acres, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on October 7, 2024, as follows:

COMMENCING at the most Northerly corner of said Lot 54, said point being on the Southeasterly right-of-way line of N.E. Vivion Road (Missouri State Highway No. 69), as now established by Document No. C-3635 recorded in Book 906 at Page 15; thence South 41 degrees 04 minutes 59 seconds East, departing said Southeasterly right-of-way line and on the Northeasterly line of said Lot 54, a distance of 3.00 feet, to the POINT OF BEGINNING; thence continuing South 41 degrees 04 minutes 59 seconds East, on said Northeasterly line, a distance of 15.50 feet, to a point; thence South 49 degrees 43 minutes 23 seconds West, departing said Northeasterly line and parallel with said Southeasterly right-of-way line, a distance of 94.45 feet to a point; thence South 40 degrees 16 minutes 37 seconds East, a distance of 6.50 feet, to a point; thence South 49 degrees 43 minutes 23 seconds West, parallel with said Southeasterly right-of-way line, a distance of 107.39 feet, to a point on the Southeasterly right-of-way line of North Antioch Road (Missouri State Highway "J"), as now established by Doc. No. M-37840 in Book 2400 at Page 664; thence North 23 degrees 51 minutes 21 seconds East, on said Southeasterly right-of-way line, a distance of 50.43 feet, to a point; thence North 49 degrees 43 minutes 23 seconds East, departing said Southeasterly right-of-way line of North Antioch Road and parallel with the Southeasterly right-of-way line of said N.E. Vivion Road, a distance of 156.25 feet, to the POINT OF BEGINNING, containing 3,326 square feet or 0.0763 acres, more or less.

Tract No. 27B

Permanent Drainage Easement:

A parcel of land over a part of Lot 53, Beulmar Acres, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 10, 2024, as follows:

COMMENCING at the Northwest corner of Lot 1, Maria’s Heavenly Acres II, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, said point being on the Northeasterly line of said Lot 53, said point also being on the Southeasterly right-of-way line of N.E. Vivion Road (Missouri State Highway No. 69), as now established by Document No. C-3635 recorded in Book 906 at Page 15; thence South 49 degrees 43 minutes 23 seconds West, on said Southeasterly right-of-way line, a distance of 33.60 feet, to a point; thence South 40 degrees 16 minutes 37 seconds East, departing said Southeasterly right-of-way line, a distance of 3.00 feet, to the POINT OF BEGINNING; thence continuing South 40 degrees 16 minutes 37 seconds East, a distance of 7.00 feet, to a point; thence South 49 degrees 43 minutes 23 seconds West, parallel with said Southeasterly right-of-way line, a distance of 14.00 feet, to a point; thence North 40 degrees 16 minutes 37 seconds West, a distance of 7.00 feet, to a point; thence North 49 degrees 43 minutes 23 seconds East, parallel with said Southeasterly right-of-way line, a distance of 14.00 feet, to the POINT OF BEGINNING, containing 98 square feet or 0.0022 acres, more or less.

Right-of-Way:

A parcel of land over a part of Lot 53, Beulmar Acres, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on October 7, 2024, as follows:

BEGINNING at the Northwest corner of Lot 1, Maria’s Heavenly Acres II, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, said point being on the Northeasterly line of said Lot 53, said point also being on the Southeasterly right-of-way line of N.E. Vivion Road (Missouri State Highway No. 69), as now established by Document No. C-3635 recorded in Book 906 at Page 15; thence South 32 degrees 08 minutes 11 seconds East, departing said Southeasterly right-of-way line and on said Northeasterly line and the Southwesterly line of said Lot 1, a distance of 3.03 feet, to a point; thence South 49 degrees 43 minutes 23 seconds West, departing said Northeasterly and Southwesterly lines and parallel with said Southeasterly right-of-way line, a distance of 149.23 feet, to a point on the Southwesterly line of said Lot 53 and the Northeasterly line of Lot 54 of said Beulmar Acres; thence North 41 degrees 04 minutes 59 seconds West, on said Southwesterly and said Northeasterly lines, a distance of 3.00 feet, to a point on said Southeasterly right-of-way line; thence North 49 degrees 43 minutes 23 seconds East, on said Southeasterly right-of-way line, a distance of 149.70 feet, to the POINT OF BEGINNING, containing 448 square feet or 0.0103 acres, more or less.

Temporary Construction Easement (5) Years:

A parcel of land over a part of Lot 53, Beulmar Acres, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described

by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on October 7, 2024, as follows:

COMMENCING at the Northwest corner of Lot 1, Maria’s Heavenly Acres II, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, said point being on the Northeasterly line of said Lot 53, said point also being on the Southeasterly right-of-way line of N.E. Vivion Road (Missouri State Highway No. 69), as now established by Document No. C-3635 recorded in Book 906 at Page 15; thence South 32 degrees 08 minutes 11 seconds East, departing said Southeasterly right-of-way line and on said Northeasterly line and the Southwesterly line of said Lot 1, a distance of 3.03 feet, to the POINT OF BEGINNING; thence continuing South 32 degrees 08 minutes 11 seconds East, on said Northeasterly and Southwesterly lines, a distance of 15.66 feet, to a point; thence South 49 degrees 43 minutes 23 seconds West, departing said Northeasterly and Southwesterly lines, parallel with said Southeasterly right-of-way line, a distance of 146.79 feet, to a point on the Southwesterly line of said Lot 53 and the Northeasterly line of Lot 54 of said Beulmar Acres; thence North 41 degrees 04 minutes 59 seconds West, on said Southwesterly and said Northeasterly lines, a distance of 15.50 feet, to a point; thence North 49 degrees 43 minutes 23 seconds East, departing said Southwesterly and Northeasterly lines and on a line parallel with said Southeasterly right-of-way line, a distance of 149.23 feet, to the POINT OF BEGINNING, containing 2,294 square feet or 0.0527 acres, more or less.

Tract No. 28

Permanent Trail Easement:

A parcel of land over a part of Lot 1, Antioch Green Lot 1 and Lot 2, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 10, 2024, as follows:

BEGINNING at the most Southerly corner of said Lot 1, said point being on the Northwesterly right-of-way line of N.E. Vivion Road, as now established; thence North 61 degrees 36 minutes 50 seconds West, departing said Northwesterly right-of-way line and on the Southwesterly line of said Lot 1, a distance of 5.37 feet, to a point; thence North 49 degrees 43 minutes 23 seconds East, departing said Southwesterly line and parallel with said Northwesterly right-of-way line, a distance of 107.68 feet, to a point; thence South 40 degrees 16 minutes 37 seconds East, a distance of 5.00 feet, to a point on said Northwesterly right-of-way line; thence South 49 degrees 43 minutes 23 seconds West, on said Northwesterly right-of-way line, a distance of 105.73 feet, to the POINT OF BEGINNING, containing 534 square feet or 0.0122 acres, more or less.

Temporary Construction Easement (5) Years:

A parcel of land over a part of Lot 1, Antioch Green Lot 1 and Lot 2, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 10, 2024, as follows:

COMMENCING at the most Southerly corner of said Lot 1, said point being on the Northwesterly right-of-way line of N.E. Vivion Road, as now established; thence North 49 degrees 43 minutes 23 seconds East, on said Northwesterly right-of-way line, a distance of 50.73 feet, to the POINT OF BEGINNING; thence North 40 degrees 16 minutes 37 seconds West, departing said Northwesterly right-of-way line, a distance of 12.00 feet, to a point; thence North 49 degrees 43 minutes 23 seconds East, parallel with said Northwesterly right-of-way line, a distance of 55.00 feet, to a point; thence South 40 degrees 16 minutes 37 seconds East, a distance of 12.00 feet, to a point on said Northwesterly right-of-way line; thence South 49 degrees 43 minutes 23 seconds West, on said Northwesterly right-of-way line, a distance of 55.00 feet, to the POINT OF BEGINNING, containing 660 square feet or 0.0152 acres, more or less.

Tract No. 30

Right-of-Way:

A parcel of land over a part of Lot 2, Maria's Heavenly Acres II, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 10, 2024, as follows:

BEGINNING at the Northwesterly corner of said Lot 2, said point being on the Southeasterly right-of-way line of N.E. Vivion Road, as now established, said point being the beginning of a non-tangent curve; thence in a Northeasterly direction, on a curve to the right, whose initial tangent bears North 50 degrees 59 minutes 20 seconds East, having a radius of 1,382.39 feet, through a central angle of 09 degrees 12 minutes 04 seconds, an arc distance of 222.00 feet, to the Northeasterly corner of said Lot 2, said point being on a non-tangent line; thence South 28 degrees 56 minutes 38 seconds East, departing said Northeasterly right-of-way line and on the Northeasterly line of said Lot 2, a distance of 3.00 feet, to the beginning of a non-tangent curve; thence in a Southwesterly direction, departing said Northeasterly line and on a curve to the left, whose initial tangent bears South 60 degrees 11 minutes 18 seconds West, having a radius of 1,379.39 feet, through a central angle of 09 degrees 13 minutes 16 seconds, an arc distance of 222.00 feet, to a point on a non-tangent line, said point being on the Southwesterly line of said Lot 2; thence North 29 degrees 05 minutes 33 seconds West, on said Southwesterly line, a distance of 3.05 feet, to the POINT OF BEGINNING, containing 666 square feet or 0.0153 acres, more or less.

Temporary Construction Easement (5) Years:

A parcel of land over a part of Lot 2, Maria's Heavenly Acres II, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 10, 2024, as follows:

COMMENCING at the Northwesterly corner of said Lot 2, said point being on the Southeasterly right-of-way line of N.E. Vivion Road, as now established; thence South 29 degrees 05 minutes 33 seconds East, departing said Southeasterly right-of-way line and on the Southwesterly line of said Lot 2, a distance of 3.05 feet, to the beginning of a non-tangent curve, said point also being the POINT OF BEGINNING; thence in a Northeasterly direction, on a curve to the right concentric with said Southeasterly right-of-way line, whose initial tangent bears North 50 degrees 58 minutes 02 seconds East, having a radius of 1,379.39 feet, through a central angle of 09 degrees 13 minutes 16 seconds, an arc distance of 222.00 feet, to a point on a non-tangent line, said point being on the Northeasterly line of said Lot 2; thence South 28 degrees 56 minutes 38 seconds East, on said Northeasterly line of said Lot 2, a distance of 25.17 feet, to a point; thence South 59 degrees 22 minutes 11 seconds West, departing said Northeasterly line, a distance of 4.34 feet, to a point; thence South 60 degrees 18 minutes 52 seconds West, a distance of 170.83 feet, to a point; thence South 49 degrees 43 minutes 23 seconds West, a distance of 46.46 feet, to a point on the Southwesterly line of said Lot 2; thence North 29 degrees 05 minutes 33 seconds West, on said Southwesterly line, a distance of 15.47 feet, to the POINT OF BEGINNING, containing 4,405 square feet or 0.1011 acres, more or less.

Tract No. 31

Permanent Trail Easement:

A parcel of land over a part of Lot 7, Antioch Crossing, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 10, 2024, as follows:

COMMENCING at the most Southeasterly corner of said Lot 7, said point being on the Northwesterly right-of-way line of N.E. Vivion Road, as now established, said point being the beginning of a non-tangent curve; thence in a Southwesterly direction, on said Northwesterly right-of-way line and on a curve to the left, whose initial tangent bears South 61 degrees 02 minutes 19 seconds West, having a radius of 1,478.39 feet, through a central angle of 00 degrees 49 minutes 40 seconds, an arc distance of 21.36 feet, to the POINT OF BEGINNING; thence continuing in a Southwesterly direction, on said Northwesterly right-of-way line and on a tangent curve to the left, having a radius of 1,478.39 feet, through a

central angle of 04 degrees 29 minutes 32 seconds, an arc distance of 115.91 feet, to the Southwesterly corner of said Lot 7; thence North 00 degrees 13 minutes 48 seconds East, departing said Northwesterly right-of-way line and on the West line of said Lot 7, a distance of 5.54 feet, to the beginning of a non-tangent curve; thence in a Northeasterly direction, on a curve to the right whose initial tangent bears North 54 degrees 07 minutes 42 seconds East, having a radius of 662.00 feet, through a central angle of 09 degrees 47 minutes 46 seconds, an arc distance of 113.18 feet, to a point on a non-tangent line; thence South 29 degrees 47 minutes 21 seconds East, a distance of 2.59 feet, to the POINT OF BEGINNING, containing 512 square feet or 0.0118 acres, more or less.

Temporary Construction Easement (5) Years:

A parcel of land over a part of Lot 7, Antioch Crossing, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 10, 2024, as follows:

COMMENCING at the most Southeasterly corner of said Lot 7, said point being on the Northwesterly right-of-way line of N.E. Vivion Road, as now established, said point being the beginning of a non-tangent curve; thence in a Southwesterly direction, on said Northwesterly right-of-way line and on a curve to the left, whose initial tangent bears South 61 degrees 02 minutes 19 seconds West, having a radius of 1,478.39 feet, through a central angle of 00 degrees 49 minutes 40 seconds, an arc distance of 21.36 feet, to the POINT OF BEGINNING; thence continuing in a Southwesterly direction, on said Northwesterly right-of-way line and on a tangent curve to the left, having a radius of 1,478.39 feet, through a central angle of 04 degrees 29 minutes 32 seconds, an arc distance of 115.91 feet, to the Southwesterly corner of said Lot 7; thence North 00 degrees 13 minutes 48 seconds East, departing said Northwesterly right-of-way line and on the West line of said Lot 7, a distance of 5.54 feet, to the beginning of a non-tangent curve; thence in a Northeasterly direction, departing said West line and on a curve to the right whose initial tangent bears North 54 degrees 07 minutes 42 seconds East, having a radius of 662.00 feet, through a central angle of 01 degree 21 minutes 08 seconds, an arc distance of 15.62 feet, to a point on a non-tangent line; thence North 37 degrees 43 minutes 01 seconds East, a distance of 15.57 feet, to the beginning of a non-tangent curve; thence in a Northeasterly direction, on a curve to the right whose initial tangent bears North 56 degrees 59 minutes 04 seconds East, having a radius of 1,413.64 feet, through a central angle of 01 degree 03 minutes 10 seconds, an arc distance of 25.98 feet, to a point on a non-tangent line; thence North 64 degrees 31 minutes 46 seconds East, a distance of 57.30 feet, to a point; thence South 29 degrees 47 minutes 21 seconds East, a distance of 4.59 feet, to the POINT OF BEGINNING, containing 854 square feet or 0.0196 acres, more or less.

Tract No. 32

Right-of-Way:

A parcel of land over a part of Lots 8 & 10, Antioch Crossing, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 10, 2024, as follows:

BEGINNING at the Southeast corner of said Lot 10, said point being the intersection of the West right of-way line of N.E. Chouteau Trafficway and the Northerly right-of-way line of N.E. Vivion Road, as both streets are now established, said point being the beginning of a non-tangent curve; thence in a Westerly and Southwesterly direction, on said Northerly right-of-way line and on a curve to the left, whose initial tangent bears South 75 degrees 13 minutes 03 seconds West, having a radius of 1,478.39 feet, through a central angle of 10 degrees 24 minutes 24 seconds, an arc distance of 268.52 feet, to a point on a non-tangent line; thence North 25 degrees 11 minutes 21 seconds West, departing said Northerly right-of-way line, a distance of 10.00 feet, to a point being the beginning of a non-tangent curve; thence in a Northeasterly and Easterly direction, on a curve to the right and being concentric with said Northerly right-of-way line, whose initial tangent bears North 64 degrees 48 minutes 39 seconds East, having a radius of 1,488.39 feet, through a central angle of 08 degrees 10 minutes 42 seconds, an arc distance of 212.45 feet, to a point on a non-tangent line; thence North 80 degrees 43 minutes 37 seconds East, a distance of 44.48 feet, to a point; thence North 74 degrees 50 minutes 10 seconds East, a distance of 7.44 feet, to a point; thence North 32 degrees 18 minutes 07 seconds East, a distance of 9.12 feet, to a point on the West right-of-way line of said N.E. Chouteau Trafficway, said point being the beginning of a non-tangent curve; thence in a Southerly direction, on said West right-of-way line and on a curve to the left, whose initial tangent bears South 12 degrees 00 minutes 12 seconds East, having a radius of 1,537.33 feet, through a central angle of 00 degrees 02 minutes 21 seconds, an arc distance of 1.05 feet, to a point on a tangent line; thence South 12 degrees 02 minutes 34 seconds East, on said West right-of-way line, a distance of 9.82 feet, to the POINT OF BEGINNING, containing 2,519 square feet or 0.0578 acres, more or less.

Temporary Construction Easement (5) Years:

A parcel of land over a part of Lots 8 & 10, Antioch Crossing, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 10, 2024, as follows:

COMMENCING at the Southeast corner of said Lot 1, said point being the intersection of the West right of-way line of N.E. Chouteau Trafficway and the

Northerly right-of-way line of N.E. Vivion Road, as both streets are now established; thence North 12 degrees 02 minutes 34 seconds West, on said West right-of-way line, a distance of 9.82 feet, to a point of curvature; thence in a Northerly direction, on said West right-of-way line and on a curve to the right, having a radius of 1,537.33 feet, through a central angle of 00 degrees 02 minutes 21 seconds, an arc distance of 1.05 feet, to the POINT OF BEGINNING; thence South 32 degrees 18 minutes 07 seconds West, departing said West right-of-way line, a distance of 9.12 feet, to a point; thence South 74 degrees 50 minutes 10 seconds West, a distance of 7.44 feet, to a point; thence South 80 degrees 43 minutes 37 seconds West, a distance of 44.48 feet, to a point being the beginning of a non-tangent curve; thence in a Southwesterly direction, on a curve to the left and being concentric with said Northerly right-of-way line, whose initial tangent bears South 72 degrees 59 minutes 21 seconds West, having a radius of 1,488.39 feet, through a central angle of 06 degrees 34 minutes 42 seconds, an arc distance of 170.89 feet, to a point on a non-tangent line; thence North 23 degrees 35 minutes 21 seconds West, a distance of 24.00 feet, to a point; thence North 67 degrees 24 minutes 39 seconds East, a distance of 52.79 feet, to a point; thence North 21 degrees 35 minutes 21 seconds West, a distance of 35.00 feet, to a point being the beginning of a non-tangent curve; thence in an Easterly direction, on a curve to the right and being concentric with said Northerly right-of-way line, whose initial tangent bears North 68 degrees 24 minutes 39 seconds East, having a radius of 1,547.39 feet, through a central angle of 01 degree 59 minutes 59 seconds, an arc distance of 54.01 feet, to a point on a non-tangent line; thence North 80 degrees 17 minutes 36 seconds East, a distance of 64.47 feet, to a point; thence South 09 degrees 42 minutes 22 seconds East, a distance of 24.47 feet, to a point; thence North 81 degrees 01 minutes 06 seconds East, a distance of 13.35 feet, to a point; thence South 08 degrees 58 minutes 54 seconds East, a distance of 11.06 feet, to a point; thence North 81 degrees 01 minutes 06 seconds East, a distance of 29.63 feet, to a point; thence North 09 degrees 18 minutes 48 seconds West, a distance of 11.18 feet, to a point; thence North 80 degrees 58 minutes 02 seconds East, a distance of 17.16 feet, to a point; thence North 09 degrees 09 minutes 27 seconds West, a distance of 5.00 feet, to a point; thence North 80 degrees 58 minutes 02 seconds East, a distance of 9.07 feet, to a point on the West right-of-way line of said N.E. Chouteau Trafficway, said point being the beginning of a non-tangent curve; thence in a Southerly direction, on said West right-of-way line and on a curve to the left, whose initial tangent bears South 11 degrees 13 minutes 44 seconds East, having a radius of 1,537.33 feet, through a central angle of 00 degrees 46 minutes 28 seconds, an arc distance of 20.78 feet, to the POINT OF BEGINNING, containing 8,921 square feet or 0.2048 acres, more or less.

Tract No. 33

Right-of-Way:

A parcel of land over a part of Lots 39 & 40, Beulmar Acres, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on August 16, 2025, as follows:

BEGINNING at the most Northeasterly corner of Lot 1, Maria's Heavenly Acres II, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, said point being on the Southeasterly right-of-way line of N.E. Vivion Road, as now established, said point also being the beginning of a non-tangent curve; thence in a Northeasterly direction, on said Southeasterly right-of-way line and on a curve to the right, having a radius of 1,382.39 feet, through a central angle of 08 degrees 10 minutes 14 seconds, an arc distance of 197.13 feet, to the beginning of a non-tangent curve, said point being the intersection of the West right of-way line of N.E. Chouteau Trafficway and the Southeasterly right-of-way line of said N.E. Vivion Road, as both streets are now established; thence in a Southerly direction, on said West right-of-way line and on a curve to the left, whose initial tangent bears South 18 degrees 09 minutes 44 seconds East, having a radius of 640.00 feet, through a central angle of 01 degrees 49 minutes 08 seconds, an arc distance of 20.32 feet, to a point on a non-tangent line; thence North 61 degrees 55 minutes 22 seconds West, departing said West right-of-way line, a distance of 5.55 feet, to a point; thence North 13 degrees 38 minutes 54 seconds West, a distance of 12.93 feet, to a point; thence South 74 degrees 35 minutes 05 seconds West, a distance of 5.47 feet, to a point; thence South 77 degrees 30 minutes 49 seconds West, a distance of 11.64 feet to the beginning of a non-tangent curve; thence in a Southwesterly direction, on a curve to the left and being concentric with said Southeasterly right-of-way line, whose initial tangent bears South 74 degrees 21 minutes 50 seconds West, having a radius of 1,379.39 feet, through a central angle of 07 degrees 21 minutes 12 seconds, an arc distance of 177.03 feet, to a point on a non-tangent line, said point being on the Northeasterly line of Lot 1 of said Maria's Heavenly Acres II; thence North 28 degrees 18 minutes 53 seconds West, on said Northeasterly line, a distance of 3.01 feet, to the POINT OF BEGINNING, containing 646 square feet or 0.0148 acres, more or less.

Temporary Construction Easement (5) Years:

A parcel of land over a part of Lots 39 & 40, Beulmar Acres, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on August 19, 2025, as follows:

COMMENCING at the most Northeasterly corner of Lot 1, Maria's Heavenly Acres II, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, said point being on the Southeasterly right-of-way line of N.E. Vivion Road, as now established; thence South 28 degrees 18 minutes 53 seconds East, on the Northeasterly line of said Lot 1, a distance of 3.01 feet, to a point being the beginning of a non-tangent curve, said point also being the POINT OF BEGINNING; thence in a Northeasterly direction, departing said Northeasterly line, whose initial tangent bears North 67 degrees 00 minutes 38 seconds East, and on a curve to the right being concentric with said Southeasterly right-of-way line, having a radius of 1,379.39 feet, through a central angle of 07 degrees 21 minutes 12 seconds, an arc distance of 177.03 feet, to a point on a non-tangent line; thence North 77 degrees 30 minutes 49 seconds East, a distance of 11.64 feet, to a point; thence North 74 degrees 35 minutes 05 seconds East, a distance of 5.47 feet, to a point; thence South 13 degrees 38 minutes 54 seconds East, a distance of 12.93 feet, to a point; thence South 61 degrees 55 minutes 22 seconds East, a distance of 5.55 feet, to a point being on the West right of-way line of N.E. Chouteau Trafficway, as now established, said point being the beginning of a non-tangent curve; thence in a Southerly direction, on said West right-of-way line and on a curve to the left, whose initial tangent bears South 19 degrees 58 minutes 53 seconds East, having a radius of 640.00 feet, through a central angle of 01 degree 38 minutes 32 seconds, an arc distance of 18.34 feet, to a point on a non-tangent line; thence North 61 degrees 55 minutes 22 seconds West, departing said West right-of-way line, a distance of 34.78 feet, to a point being the beginning of a non-tangent curve; thence in a Southwesterly direction, on a curve to the left, whose initial tangent bears South 74 degrees 22 minutes 42 seconds West, having a radius of 1,335.21 feet, through a central angle of 04 degrees 32 minutes 34 seconds, an arc distance of 105.86 feet, to a point on a non-tangent line; thence South 20 degrees 11 minutes 21 seconds East, a distance of 11.00 feet, to a point being the beginning of a non-tangent curve; thence in a Southwesterly direction, on a curve to the left, whose initial tangent bears South 69 degrees 48 minutes 39 seconds West, having a radius of 1,356.89 feet, through a central angle of 02 degrees 42 minutes 42 seconds, an arc distance of 64.22 feet, to a point on a non-tangent line, said point being on the Northeasterly line of Lot 1 of said Maria's Heavenly Acres II; thence North 28 degrees 18 minutes 53 seconds West, on said Northeasterly line, a distance of 22.60 feet, to the POINT OF BEGINNING, containing 3,194 square feet or 0.0733 acres, more or less.

Tract No. 34

Right-of-Way:

A parcel of land over a part of Lot 4, Resurvey of Blocks 1 and 3, Antioch, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 19, 2024, as follows:

COMMENCING AT THE Southeast corner of said Lot 4, said point being on the North right-of-way line of N.E. Vivion Road, as now established, said point being the beginning of a non-tangent curve; thence in a Westerly direction, on said North right-of-way line and on a curve to the left, whose initial tangent bears South 84 degrees 13 minutes 41 seconds West, having a radius of 1,472.39 feet, through a central angle of 04 degrees 06 minutes 51 seconds, an arc distance of 105.73 feet, to the POINT OF BEGINNING; thence continuing in a Westerly direction, on said North right-of-way line and on a tangent curve to the left, having a radius of 1,472.39 feet, through a central angle of 00 degrees 55 minutes 04 seconds, an arc distance of 23.58 feet, to a point on a non-tangent line; thence North 56 degrees 33 minutes 55 seconds West, departing said North right-of-way line, a distance of 21.39 feet, to a point on the East right of-way line of N.E. Chouteau Trafficway, as now established, said point being the beginning of a non-tangent curve; thence in a Northerly direction, on said East right-of-way line and on a curve to the right, whose initial tangent bears North 12 degrees 00 minutes 48 seconds West, having a radius of 1,447.33 feet, through a central angle of 00 degrees 35 minutes 39 seconds, an arc distance of 15.01 feet, to a point on a non-tangent line; thence North 79 degrees 09 minutes 52 seconds East, departing said East right-of-way line, a distance of 8.15 feet, to a point; thence South 09 degrees 26 minutes 07 seconds East, a distance of 3.52 feet, to a point; thence South 43 degrees 48 minutes 53 seconds East, a distance of 20.85 feet, to a point; thence North 83 degrees 28 minutes 09 seconds East, a distance of 10.37 feet, to a point; thence North 80 degrees 12 minutes 39 seconds East, a distance of 9.52 feet, to a point; thence South 09 degrees 47 minutes 21 seconds East, a distance of 8.17 feet, to the POINT OF BEGINNING, containing 489 square feet or 0.0112 acres, more or less.

Tract No. 35

Right-of-Way:

A parcel of land over a part of Lot 42, Beulmar Acres, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 10, 2024, as follows:

BEGINNING at the intersection of the East right of-way line of N.E. Chouteau Trafficway and the South right-of-way line of N.E. Vivion Road, as both streets are now established, said point being the beginning of a non-tangent curve; thence in an Easterly direction, on said South right-of-way line on a curve to the right, whose initial tangent bears North 78 degrees 55 minutes 07 seconds East, having a radius of 1,382.39 feet, through a central angle of 01 degree 38 minutes 27 seconds, an arc distance of 39.59 feet, to a point on a non-tangent line; thence South 30 degrees 43 minutes 56 seconds West, departing said South right-of-way line, a distance of 26.31 feet, to a point; thence South 79 degrees 29 minutes 51

seconds West, a distance of 18.88 feet, to a point on said East right-of-way line, said point being the beginning of a non-tangent curve; thence in a Northerly direction, on said East right-of-way line and on a curve to the right, having a radius of 550 feet, through a central angle of 02 degrees 06 minutes 30 seconds, an arc distance of 20.24 feet, to the POINT OF BEGINNING, containing 586 square feet or 0.0135 acres, more or less.

Tract No. 36

Temporary Construction Easement (5) Years:

A parcel of land over a part of Lot 4, Antioch Hills, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, being more particularly described by Patrick E. Ward, Missouri PS-2005000071 of Olsson, Inc., LC-366, on January 10, 2024, as follows:

BEGINNING at the Southeast corner of said Lot 4, said point being on the Northwesterly right-of-way line of N.E. Vivion Road, as now established; thence North 64 degrees 38 minutes 34 seconds West, departing said Northwesterly right-of-way line and on the Southwesterly line of said Lot 4, a distance of 5.00 feet, to a point; thence North 25 degrees 21 minutes 26 seconds East, departing said Southwesterly line, parallel with said Northwesterly right-of-way line, a distance of 41.32 feet, to a point; thence South 64 degrees 56 minutes 55 seconds East, a distance of 5.00 feet, to a point, on said Northwesterly right-of-way line; thence South 25 degrees 21 minutes 26 seconds West, on said Northwesterly right-of-way line, a distance of 41.35 feet, to the POINT OF BEGINNING, containing 207 square feet or 0.0047 acres, more or less.

Section 5. That just compensation for the property interests taken shall be assessed and paid according to law; and the proceedings to determine compensation shall be prosecuted in one or more suits in the Circuit Court of Clay County, Missouri, pursuant to the provisions of Chapter 523 of the Revised Statutes of Missouri, as supplemented or amended by Section 86.01 to 86.10 of the Rules of Civil Procedure. Payment of compensation shall be made by Kansas City from funds appropriated, or to be appropriated, for such purposes.

Section 6. That pending the acquisition of said lands by condemnation, the Director of the Department of Public Works is hereby authorized to negotiate the purchase of said land and pay for them out of funds appropriated or to be appropriated as aforesaid, and if any tracts be so acquired by negotiation and purchase, the City Attorney is authorized to withdraw same from condemnation proceedings.

Section 7. That said tracts and interests be condemned and conveyed to the City of Kansas City.

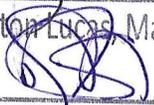
Section 8. That upon the effective date of this ordinance, the City Clerk is hereby directed to cause this ordinance to be recorded in the office of the Recorder of Deeds for Clay County, Missouri.

Approved as to form:


Abigail A. Judah
Assistant City Attorney



Authenticated as Passed

Quinton Lucas, Mayor

Marilyn Sanders, City Clerk
JAN 15 2026
Date Passed